

PLANNING BOARD

Melvin P. Gordon, Chairman

Vincent P. Messina, Vice Chairman (until May 2002)

Jonathan B. Wright, Vice Chairman

Jill R. Myers, Clerk

Stephan M. Rodolakis

Kevin F. Capalbo

The Planning Board meets on the first Thursday evening of each month at 7:00 PM, in the Richard D. Carney Municipal Office Building. The Board held twelve regular meetings, two special meetings, and a subdivision tour during 2002.

At their regularly scheduled December meeting the Planning Board voted to amend the “Rules and Regulations Governing the Subdivision of Land in Shrewsbury, Massachusetts”. Amendments to the rules and regulations included updating the filing fee schedule, requiring the submittal of a certificate-of-municipal-lien, and revising the requirements for digital plan submittals. Design requirements were added or updated for sidewalks, wheelchair ramps, drainage, sewer, and water. The minimum standards were increased for roadway and sidewalk construction. Tree planting requirements, limits on working hours, and paving methods were also updated. A complete copy of the approved changes is available in the office of the Engineering Department.

The Town of Shrewsbury is a member of the Central Massachusetts Regional Planning Commission (CMRPC) and was represented by Jill R. Myers, Kathleen Keohane, and John F. Knipe, Jr., Superintendent of the Highway Department.

As Chairman, Melvin P. Gordon is a member of the Shrewsbury Zoning Board of Appeals, and as Vice Chairman Jonathan B. Wright is an alternate member.

The 2002 Annual Town Meeting approved the following amendments to the Shrewsbury Zoning Bylaw:

- Section II, Definitions:
Added a new definition “Senior Housing”.
- Section VI, Table I, Use Regulations Schedule:
Allowed Senior Housing by Special Permit from the Planning Board within the Rural A, Rural B, Residence A, Residence B-1, Residence B-2, Multi-Family 1 (MF-1), Multi-Family 2 (MF-2), Apartment, Limited Business, and Commercial Business.
- Section VII, Table II, Minimum Requirements:
Replace the Additional Area Per Dwelling Unit, MF-2 reference to an obsolete bylaw requirement with the proper footnote.
- Section VII, Subsection K, Density Bonus Incentive for Affordable Housing:
Updated sections 5.b., 5.c., and 7 to conform with the current references in the Zoning Bylaw.

- Rezoned a parcel of land as shown on Assessor's Plate 35, Plots 40 and 40-7 from Commercial Business to Multi-Family.
- Rezoned a parcel of land as shown on a portion of Assessor's Plate 34, Plot 35 from Limited Industrial to Residence A.
- Rezoned parcels of land as shown on Assessor's Plate 34, Plots 44, 45, and 80 from Limited Industrial to Commercial Business.
- Rezoned a parcel of land as shown on a portion of Assessor's Plate 34, Plot 78 from Limited Industrial to Commercial Business.

The September 2002 Special Town Meeting approved the following amendments to the Shrewsbury Zoning Bylaw:

- Amended Section VI and VII regarding the Office Research District.
- Rezoned parcels of land as shown on Assessor's Plate 42, Plots 9, 11, 11-1, 18, 19, 20, and 21 from Limited Industrial and Rural B to Office Research.

Public Hearings held by the Board in 2002 are as follows:

<u>Hearing Date</u>	<u>Subdivision Control Law</u>	<u>Location</u>
January 10, 2002	Preliminary Plan, Gulfview	Gulf Street
May 2, 2002	Definitive Plan, Summit Ridge Estates	Gulf Street
June 6, 2002	Preliminary Plan, Park Grove Farm	Spring Street
August 1, 2002	Definitive Plan, Park Grove Farm	Spring Street
September 5, 2002	Preliminary Plan, Wetherburn Heights	Walnut Street

<u>Hearing Date</u>	<u>Special Permits</u>	<u>Location</u>
September 5, 2002	97-97A North Quinsigamond Avenue (withdrawn)	N. Quinsigamond Ave
October 3, 2002	101 North Quinsigamond Avenue, 3 unit multi-family	N. Quinsigamond Ave
October 3, 2002	Common Drive – Sage Investors, Inc.	Purinton Street
October 3, 2002	Minna Terrace, Senior Housing	Walnut Street

<u>Hearing Date</u>	<u>Site Plan Approval</u>	<u>Location</u>
January 10, 2002	Modification, 759 Hartford Turnpike Office/Warehouse	Route 20
June 6, 2002	Amendment to the Decision for Boston Hill/YMCA	Route 20
November 7, 2002	India Society of Worcester, Worship Facility	Main Street

<u>Hearing Date</u>	<u>Zoning Amendments/Other</u>
March 7, 2002	Proposed Zoning rezoning proposal for Merri-Macs Realty Trust, near the southeast corner of Route 9 and Cherry Street.
April 4, 2002	Proposed Zoning Bylaw changes including Definitions, Table I – Use Regulation Schedule, Table II – Minimum Requirements & Maximum Conditions, and Affordable Housing.
April 4, 2002	Various Zoning Map amendments.
August 22, 2002	Allen Property zoning proposal.
August 22, 2002	Residential Compatibility Overlay District Alternative Proposal.
November 11, 2002	Subdivision Tour.
December 5, 2002	Revisions to the Rules and Regulations Governing the Subdivision of Land.

APPROVED SUBDIVISIONS NOT COMPLETED

<u>Subdivision Name (Developer)</u>	<u>Total Lots</u>	<u>Lots Built Upon</u>	<u>Lots Remaining</u>
Arbor Village (JF Corcoran Co.)	31	30	1
Boston Hill Estates (R. Record & Sons, Inc.)	13	11	2
Center Heights (Edmund Paquette)	4	0	4
Colonial Farms II (Polito Development)	58	52	6
Colonial Farms III (Polito Development)	16	6	10
Country Meadows (RZV Realty)	83	78	5
Country Meadows II (RZV Realty)	5	4	1
Dear Run (David Brown)	7	6	1
Dorothea Estates (Toll Brothers)	21	0	21
Federal Estates (Kayla Development)	15	12	3
Foss Estates (Edward Foss)	19	17	2
Fox Farm III (Carruth Capital)	46	44	2
Hawkridge Road (Joseph DiPilato)	4	3	1
Hickory Hill Estates (Sylvan Realty)	32	0	32
Jamestown Heights (Abu Construction)	29	26	3
Marshall Estates (Marshall Estates, LLC)	31	30	1
Noble Oak Estates (Toll Brothers)	17	9	8
Old Stolpe Farm II (Chestnut Hill Partners)	17	15	2
Park Grove Farm	15	0	15
Prospect Hill (Toll Brothers)	159	147	12
Rawson Hill Estates III (Sylvan Homes)	42	18	24
Saxon Woods 76 (Harrington Builders)	60	24	36
Saxon Woods 76-8 (Harrington Builders)	21	2	19
Saxon Woods 98 (Harrington Builders)	10	4	6
Southwoods (Brendon Homes)	43	27	16
Spring Meadow (Raymond Dunn)	6	5	1
Stonybrook Farms II (Cutler-Brown Assoc.)	20	17	3
Tip Pond Development (Tip Pond Corporation)	5	4	1
Toblin Hill Estates (WGB Construction)	46	43	3
Trillium Wood (Trillium Investment Corp.)	9	2	7
Trowbridge Circle (AP Etre)	8	7	1
Westview Estates (Watershed Investment Corp.)	22	21	1
Wheelock Estates (CB Blair Development)	55	47	8
TOTAL:	969	711	258

Fees Collected in 2002

Form A's (approval-not-required plans)	9,900.00
Form B's (preliminary plans)	1,650.00
Form C's (definitive plans)	8,725.00
Site Plan Review, Special Permits, Modifications	4,235.00
Total	<hr/> 24,510.00

The Planning Board would like to wish the best of luck to departing board member Vincent P. Messina and Town Planner Domenica Tatasciore. Mr. Messina served on the Planning Board for five years and Ms. Tatasciore was Town Planner for four years. The board would like to welcome its new member Kevin F. Capalbo.